

**Town of Hamilton
Community Preservation Committee
May 9, 2013 Minutes**

Attendees

The meeting was held in the Memorial Room of Town Hall with the following Committee members in attendance: Jennifer Scuteri, Tom Catalano, Ed Howard, Keith Glidden, Nepo Trepanier, and Robert Preston. Christine Berry, CPC Coordinator was also present. With a quorum of CPC members present, the meeting was called to order at 7:34pm

Acceptance of the Minutes from the April 25th CPC Meeting

The minutes from the April 25th CPC meeting were accepted.

Pirie Property Update

Jennifer Scuteri noted that the Pirie Committee is looking for feedback from the CPC. The property consists of 86 acres, and the Town has a Right of First Refusal on the property. There will be a public hearing on May 16th to present the proposal and hear any questions from the public. The Finance Committee, Selectboard, and Joint Recreation Board have all given their support to the project. A special Town Meeting is scheduled for June 11th to decide whether the Town will move forward with the purchase. The CPC should consider whether they'd be willing to contribute funds for some of the multiple uses that may occur on the property. The CPC would have the flexibility to see how those funds would be utilized. This property could fit into several of the CPA categories.

Bo Preston asked what the water usage is expected to be, and noted that the watershed is already stressed. He added that the abutters will be concerned about the recreation field usage as well. Jennifer said it would be as soft a use as possible. She said students from the HWRHS/MS could walk to the property. The traffic study showed the property would likely hold 100 cars with half leaving between 7-9:00am. Keith Glidden noted that parking on Bay Road in that area is already bad on weekends, and that people regularly travel 55mph on that stretch of road.

Bo asked whether the house on Bay Road was part of the deal. Jennifer said that it was not. Tom Catalano noted that the Pirie's were denied demolition permits by the Historic District Commission because the buildings are of significance.

Jennifer said that the RFP will specify affordable housing, trails, open space and fields as part of the property's development. The Planning Board has said that theoretically they could use cluster zoning on the property. Bo said that he felt like there was too much being squeezed onto the property. He asked what was happening with the mansion, barns, etc. Tom asked why we should use Town funds to acquire portions of the land that are already protected (wetlands). Jennifer said that there are already five developers interested in the property.

Bo asked whether there was any follow-up on the hospice idea; and that Danvers had set a good example that could be used by Hamilton. Keith noted that this is the perfect example of a project where CPA funds could be used, but had concerns about its multiple use in this area of Town. He thought the number of units was a distraction and that people will react to that. Jennifer said that the buyer for the property will keep it entirely private and that there was no guarantee of any trail use.

Tom noted a CPA project in Carlisle that housed numerous units in one building which was much kinder to the site. He added that the site might be better suited to use inclusionary zoning. Jennifer added that the Town will need to be comfortable with the proposal.

Patton Homestead Signage

Jennifer secured a quote to install signage at the Patton property for \$445.00. The sign would be green and white. It was suggested that it include five stars and the Town seal. Tom made a motion to use \$445.00 of CPA FY13 Administration Funds to pay for the sign. The motion was seconded. The vote was unanimous.

Patton Homestead Feasibility Study

Jennifer reported on a Bed and Breakfast feasibility study that the Town would like to conduct for the Patton Homestead. The study will cost \$4,500.00. The study will examine, among other things, what the cost will be to upgrade the Homestead to use for a B&B. Tom noted that sprinkler system will probably be \$150,000. Jennifer said the Homestead would be a destination B&B for historic buffs and equestrians. Ed said there was perhaps an opportunity to make money if horses are stabled there year-round. Bo said that there are a lot of opportunities on the property; equestrian use, river access, easy access to a vast network of trails, etc. Jennifer said recreation fields could be a money maker for other schools that are in need of fields. Bo made a motion to use \$4,500.00 of CPA Administrative Funds to pay for the sign. The motion was seconded. The vote was unanimous.

Meeting Adjournment

The meeting was adjourned at approximately 8:50pm.